

Property at 00246 KINGS WOOD DRIVE

Prop ID 4850246

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Administrative Information

Owner name: MCMAHON SEAN R & KRISTIN
 Second name:
 Address: 246 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 4850246 Neigh.: Zone: R40 Vol: 711 Page: 119

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Jul-2017
Resident Land	.93	140,000				Sale price: 650,000
Resident Dwelling	1.00	410,520				Sale valid:
Resident Outbldg	1.00	14,980				Values
						Mkt value :
						Cost value: 807,857
Summary			Utilities		Sales ratios	
Total assessments	565,500		Water	Connecticut	Cost/sale :	1.2429
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	565,500		Gas	CNG	Assmt/sale:	.8700

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.927	200,000	200,000			200,000	140,000
Primary Site		40,380						
		.927 acres		Total land value			200,000	140,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	310
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,400
Air Condition	01	Central Air	Addn'l fixtures	4
Interior Cond	05	Good	Living area	3,875
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,613	384,010
Basement	Full with walk				
Heating	Yes	A/C Yes			10,980
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		23,000
Additions					109,710
Other Features	Mason Trim	WB Stks	M Stks	RR	50,086
Sub-Total					577,786
Grade	A-	Factor 1.4500			837,790
CDU		C&D Factor 1.00			837,790
Depreciation		30 %			586,453
Computed cost value @ 70%					410,517

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	870	38,978
G Garages	FSF Full-story fin o/gar	433	29,004
L Living Area	AIR Air conditioning	433	1,316
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	DECK Wood deck	332	8,795
L Living Area	BSMT Basement addition	196	3,612
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	AIR Air conditioning	196	596
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681

Total additions 109,710

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	17	34	578	74.05	2007	C	42,801	50	21,400
Value at 70%		14,980	Value at 100%		21,400				

